

Purpose and Location Language for Environment Designations

(Changes called out by underline for additions and strike-through for deletions.)

SMC 23.60.220 Environments established.

A. The following shoreline environments and the boundaries of these environments are established on the Official Land Use Map as authorized in Chapter 23.32.

B. For the purpose of this chapter, the Shoreline District is divided into ~~eleven (11)~~ environments designated below.

Environment Designation

1. ~~Conservancy~~ Navigation CN
2. ~~Conservancy~~ Preservation CP
3. ~~Conservancy~~ Recreation CR
4. ~~Conservancy~~ Management CM
5. ~~Conservancy~~ Waterway CW
6. ~~Urban~~ Residential UR
7. ~~Urban ((Stable—US))~~ Mixed Use UMX
8. ~~Urban~~ Harborfront UH
9. ~~Urban~~ Maritime UM
10. ~~Urban~~ General UG
11. ~~Urban~~ Industrial UI

C. The purpose and locational criteria for each shoreline environment ~~designation~~ are described below.

1. Conservancy Navigation (CN) Environment.

a. Purpose. The purpose of the CN Environment is to preserve open water for navigation.

b. Locational Criteria.

(1) Submerged lands used as a fairway for vessel navigation,

(2) Submerged lands seaward of the Outer Harbor Line, Construction Limit Line or other navigational boundary which are not specifically designated or shown on the Official and Use Map shall be designated Conservancy Navigation.

2. Conservancy Preservation (CP) Environment.

a. Purpose. The purpose of the CP Environment is to preserve, protect, restore, or enhance ~~certain-shoreline~~ areas ~~which that have are~~ intact or mostly intact ecological functions and areas that are particularly biologically or geologically fragile, ~~and to encourage the e~~Enjoyment of these areas by the public is encouraged to the extent that sensitive or fragile ecological functions are not threatened. ~~Protection of such areas is in the public interest.~~

b. Locational Criteria.

- (1) Dry or submerged lands with significant ecological functions owned by a public agency and
- (2) Shorelines possessing serving particularly fragile biological, geological processes or other containing ecological functions natural resources which that may warrant preservation or restoration;
- (3) Shorelines unable to support development or uses without adverse ecological impacts or safety risks.

3. Conservancy Recreation (CR) Environment.

a. Purpose. The purpose of the CR shoreline environment is to provide public access and recreational use of shorelines while protecting ecological functions. ~~protect areas for environmentally related purposes, such as public and private parks, aquaculture areas, residential piers, underwater recreational sites, fishing grounds, and migratory fish routes. While the natural environment is not maintained in a pure state, the activities to be carried on provided minimal adverse impact. The intent of the CR environment is to use the natural ecological system for production of food, for recreation, and to provide access by the public for recreational use of the shorelines. Maximum effort to preserve, enhance or restore the existing natural ecological, biological, or hydrological conditions shall be made in designing, developing, operating and maintaining recreational facilities.~~

b. Locational Criteria.

- (1) Dry or submerged lands generally owned by a public agency and developed as a park.
- (2) Areas, where ~~the shoreline possesses~~ biological, geological or other natural resources ~~that~~ can be maintained by limiting development,

~~(23) Residentially-zoned~~ Submerged lands ~~adjacent in private or public ownership located adjacent~~ to dry lands designated Urban Residential where the ~~shoreline possesses~~ biological, geological or other natural resources ~~that~~ can be maintained by limiting development.;

4. Conservancy Management (CM) Environment.

a. The purpose of the CM shoreline environment is to provide for water dependent infrastructure such as navigational locks that provide a substantial public benefit and recreational facilities, such as marinas and parks. The types of development allowed in the CM environment can be managed to preserve ecological functions and typically provide public access. ~~conserve and manage areas for public purposes, recreational activities and fish migration routes. While the natural environment need not be maintained in a pure state, developments shall be designed to minimize adverse impacts to natural beaches, migratory fish routes and the surrounding community.~~

b. Locational Criteria.

(1) Dry or submerged land ~~that in sensitive areas~~ generally owned by a public agency, and developed with a major ~~public infrastructure or recreational~~ facility, including navigation locks, ~~and sewage treatment plants, ferry terminals, marinas, and~~

~~(2) p~~Public and private parks containing active recreation areas.;

~~(23) Waterfront lots containing natural beaches or a natural resource such as fish migration routes or fish feeding. Areas of medium to high intensity development that are surrounded by areas of less intense development such which that they may require active management to protect ecological functions. but which are compatible with recreational development.;~~

5. Conservancy Waterway (CW) Environment.

a. Purpose. The purpose of the CW Environment is to preserve the City waterways for navigation and commerce, including while allowing public access to and from of the water areas. ~~Since the waterways are public ways~~

~~for water transport, they are designated CW to provide navigational access to adjacent properties, access to and from land for the loading and unloading of watercraft and temporary moorage.~~

b. Locational Criteria. Waterways on Lake Union and Portage Bay;

6. Urban Residential (UR) Environment.

a. Purpose. The purpose of the UR environment is to ~~protect residential areas provide for single family residential development and accessory structures.~~

b. Locational Criteria.

(1) Areas where the underlying zoning is Single-family or Multifamily residential;

~~(2) Areas where the predominant development is Single family or Multifamily residential,~~

~~(3) Areas where steep slopes, shallow water, poor wave protection, poor limited vehicular or water access or limited water access make water-dependent uses impractical;~~

~~(4) Areas with sufficient dry land lot area to allow for residential development totally entirely on dry land without over-water coverage;~~

7. Urban Stable Mixed Use (UMXS) Environment.

a.. Purpose.

The purpose of the UMX Environment is to provide for a mix of water-oriented dependent, water-related, and water-enjoyment uses and to allow limited non-water-oriented development where it does not displace water-oriented uses to meet the needs of waterborne commerce, provide opportunities for public access and recreational enjoyment of the shoreline. Provide opportunities for substantial numbers of people to enjoy the shorelines by encouraging water-dependent recreational uses and by permitting nonwater dependent commercial uses if they provide substantial public access and other public benefits.~~(2) pPreserve and enhance views of the water from adjacent streets and upland residential areas, and (3) sSupport water-dependent uses by providing services such as marine-related retail and moorage.~~

b. Locational Criteria.

- (1) Areas where the underlying zoning is Commercial, Neighborhood Commercial or LowriseIndustrial;
- (2) Areas with ~~small~~minimal amounts of dry land between the shoreline and the first parallel street, with steep slopes, limited truck and rail access, or other features making the area unsuitable for water-dependent or water-related industrial uses; but that may be suitable for water-oriented commercial uses;
- (3) Areas with large amounts of submerged land in relation to dry land and sufficient wave protection for water-dependent recreation;
- ~~4) Areas where the predominant land use is water dependent recreational or non-water dependent commercial;~~

8. Urban Harborfront (UH) Environment.

a. Purpose. The purpose of the UH Environment is to encourage economically viable water-dependent uses to meet the needs of waterborne commerce, facilitate the revitalization of Downtown's waterfront, provide opportunities for public access and recreational enjoyment of the shoreline, preserve ~~and enhance~~ elements of historic and cultural significance that does not interfere with ecological functions, ~~and preserve views of Elliott Bay and the land forms beyond.~~

b. Locational Criteria.

- (1) Areas where the underlying zoning is a Downtown zone;
- ~~(2) Areas in or adjacent to a State Harbor Area;~~
- ~~(3) Areas where the water area is developed with finger piers and transit sheds;~~

9. Urban Maritime (UM) Environment.

a. Purpose. The purpose of the UM environment is to ~~preserve areas~~provide for efficient use of industrial and commercial shorelines by water-dependent and water-related ~~uses while still providing some views of the water from adjacent streets and upland residential streets~~. ~~Public access shall be second in priority to water dependent uses unless provided on street ends, parks or other public lands.~~

b. Locational Criteria.

- (1) Areas where the underlying zoning is ~~i~~Industrial or Commercial 2, with sufficient dry land for industrial uses but generally in smaller parcels than in UI environments

~~(2) Areas with sufficient dry land for industrial uses but generally in smaller parcels than in UI environments;~~

~~(3) Areas developed predominantly with water-dependent manufacturing or commercial uses or a combination of manufacturing-commercial and recreational water-dependent uses;~~

~~(4) Areas with concentrations of state waterways for use by commerce and navigation;~~

~~(5) Areas near, but not necessarily adjacent to residential or neighborhood commercial zones which that require preservation of views and protection from the impacts of heavy industrialization and therefore inappropriate for a UI shoreline environment designation;~~

10. Urban General (UG) Environment.

a. Purpose. The purpose of the UG environment is to provide for economic use of commercial and ~~manufacturing industrial~~ areas which are not suited for ~~full~~-use by water-dependent ~~businesses~~ uses due to limited or no water access.

~~. Public access or viewing areas shall be provided by nonwater dependent uses where feasible.~~

b. Locational Criteria.

(1) Areas with little or no direct water access, which makes the development of water-dependent uses impractical or infeasible;

(2) Areas where the underlying zoning is Commercial ~~2~~-or Industrial~~;~~

(3) Areas developed with nonwater-dependent manufacturing, warehouses, or offices ~~uses;~~

11. Urban Industrial (UI) Environment.

a. Purpose. The purpose of the Urban Industrial environment is to provide for efficient use of industrial shorelines by major cargo facilities and other water-dependent and water-related industrial uses. ~~Views shall be secondary to industrial development and p~~Public access ~~shall~~should be ~~provided mainly accommodated only to the extent that it can be accomplished effectively on public lands or in conformance with an area-wide Public Access Plan; on marinas or lots containing non-water-dependent uses.~~

b. Locational Criteria.

(1) Areas where the underlying zoning is industrial,

~~(2) Areas with large amounts of level dry land in large parcels suitable for industrial use,~~

~~(3) Areas with good rail and truck access,~~

~~(4)~~ Areas adjacent to or part of major industrial centers which provide support services for water-dependent and other industry,

~~(5)~~ Areas where predominant uses are manufacturing warehousing, major port cargo facilities or other similar uses.

D. Submerged Lands.

~~1. -On Puget Sound, Lake Washington and Green Lake submerged lands shall be designated to preserve them for ecological function and public or recreational purposes.~~

~~2. On Elliot Bay, Lake Union, the Ship Canal, and the Duwamish River, submerged lands shall be designated to balance preservation of ecological function and a mix of public, recreational, industrial, and commercial purposes. In these areas; The environmental designation given to waterfront dry land shall be extended to the outer Harbor Line, Construction Limit Line, or other navigational boundary on Lake Union, on Portage Bay, in industrially zoned areas, and in the Urban Harborfront area. On Puget Sound, Lake Washington and Green Lake submerged lands shall be designated to preserve them for public or recreational purposes.~~

~~4. Where the shoreline environment designation on submerged land is different than the shoreline environment designation of the adjacent dry land the environment boundary is ordinary high water (OHW) in fresh water environments and mean higher high water (MHHW) in salt water environments.~~

~~(Ord. 120691 Section 19, 2001; Ord. 118408 Section 9, 1996; Ord. 113466 Section 2(part), 1987.)~~